

Unit 2 Henleys Business Park

Ref No: 5437

Abbotskerswell, Newton Abbot, Devon, TQ12 5NF



Industrial Unit with Mezzanine Storage on Tidy Trading Estate

GIA Approx. 132m² (1,420 sq ft) – Ground Floor Approx. 81m² (871 sq ft)

Electric Roller Shutter Door & Separate uPVC Pedestrian Access

Forecourt Parking & Loading for Two Vehicles

Excellent Access to the A381 Connecting Totnes & Newton Abbot

Annual Rental of £7,750

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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LOCATION

Henleys Business Park is a well-maintained and established commercial estate situated in a clean and accessible business environment in South Devon. The estate benefits from convenient access to the A381, providing direct routes towards Totnes and Newton Abbot and onward connections throughout the region.

The location is ideal for a wide variety of occupiers including light industrial, workshop users, trade counters, storage and distribution businesses serving the South Devon catchment.

DESCRIPTION

The property comprises a mid-terrace industrial unit arranged over ground floor and mezzanine level. The unit is currently laid out for light workshop usage and offers flexible internal accommodation which could easily be adapted to suit a range of occupiers.

The ground floor is currently divided into two principal sections, separated by a partition wall and double doors. This configuration allows for separate working areas; however, the space could readily be opened up to create one larger open-plan workshop if required.

Access to the unit is via an electric roller shutter door, together with a separate uPVC pedestrian entrance. To the front of the property there is space for parking and loading for approximately three vehicles. The property is connected to electricity and water. Electricity is metered via a landlord connection and recharged to the tenant at cost.

ACCOMMODATION

GROUND FLOOR

Width: 6.06m

Depth: 13.32m

Currently arranged as:

FRONT SECTION

19' 11" x 16' 7" (6.06m x 5.06m)

Incorporates:

WC

8' 3" x 6' 6" (2.52m x 1.99m)

REAR SECTION

19' 11" x 27' 1" (6.06m x 8.26m)

Separated by partition wall and double doors.

MEZZANINE FLOOR

27' 7" x 19' 11" (8.41m x 6.06m)

Accessed via staircase from the front ground floor section.

TENURE

Available by way of a new lease with exact terms to be agreed on negotiation.

RENT

Rent: £7,750 per annum exclusive.

Rent is payable monthly in advance.

BUSINESS RATES

2026 List: £8,000

As the Rateable Value is below £12,000, the property is eligible for 100% Small Business Rates Relief. Interested parties are advised to speak to the Agents for further details.

VAT

We understand VAT is chargeable on the rent and outgoing.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC AWAITED

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

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